

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 5, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-25184 - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review (SDR-3101) shall expire on 11/05/08 unless another Extension of Time is approved by the Planning and Development Department.
2. Conformance to all conditions of approval of Site Development Plan Review (SDR-3101) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Site Development Plan Review (SDR-3101) for a proposed mixed-use residential and commercial development on 15.97 acres at 3049 Sirius Avenue.

It is noted that there are two related Extensions of Time (EOT-25183 and EOT-25185) that will be heard concurrently with this application.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/05/03	The City Council approved a General Plan Amendment (GPA-3005) changing the land use classification from LI/R (Light Industry/Research) to SC (Service Commercial), a Rezoning (ZON-3007) from M (Industrial) to C-1 (Limited Commercial), and a Special Use Permit (SUP-3100) to allow multi-family residential units in a commercial district on the subject site. The Planning Commission and staff recommended approval.
11/20/03 *	The Planning Commission approved a Site Development Plan Review (SDR-3101) for a proposed mixed-use residential and commercial development on the subject site. Staff recommended approval.
10/19/05	The City Council approved Extensions of Time (EOT-9268) of the approved Special Use Permit (SUP-3100) to allow multi-family residential units on the subject site and (EOT-9267) of the approved Rezoning (ZON-3007) from M (Industrial) to C-1 (Limited Commercial). Staff recommended approval.
10/20/05	The Planning Commission approved an Extension of Time (EOT-9305) of an approved Site Development Plan Review (SDR-3101) for a proposed mixed-use residential and commercial development on the subject site. Staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this development.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	15.97

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped Vacant Buildings	C (Commercial)	M (Industrial) under Resolution of Intent to C-1 (Limited Commercial)
North	Undeveloped Warehouses	C (Commercial) LI/R (Light Industry/Research	M (Industrial) M (Industrial) under Resolution of Intent to C-1 (Limited Commercial)
South	Offices	Clark County	Clark County
East	I-15	I-15	I-15
West	Shops Warehouses	C (Commercial) LI/R (Light Industry/Research	M (Industrial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District (140-Foot)	X		N
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the second extension of time request for the proposed development. In the time since the previous extension of time the applicant has not made any progress on the proposed project in the form of new applications or permits. The property is under new ownership and is currently in the process of redesigning the project. Approval of this request is recommended with a one year time limit. Conformance to the conditions of approval for [Site Development Plan Review \(SDR-3101\)](#) shall be required.

It is noted that originally this application was Final Action at Planning Commission; however, the condition of approval specifically stated that the extension of time must be approved by the City Council. Thus this action shall be heard concurrently with the related cases by the City Council. The expiration date shall match the related actions.

FINDINGS

The applicant is currently in the process of redesigning the project. Approval of this request is recommended with a one year time limit. Conformance to the conditions of approval for [Site Development Plan Review \(SDR-3101\)](#) shall be required.

<u>NEIGHBORHOOD ASSOCIATIONS NOTIFIED</u>	N/A
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<u>ASSEMBLY DISTRICT</u>	N/A
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<u>SENATE DISTRICT</u>	N/A
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<u>NOTICES MAILED</u>	N/A
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<u>APPROVALS</u>	0
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<u>PROTESTS</u>	0
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